GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – Allotment of Land to APIIC on Basic Value and adjustment of amount paid as ex-gratia/compensation to the assignees towards land cost - Orders-Issued.

REVENUE (ASSIGNMENT-I) DEPARTMENT

G.O.MS.No. 155 Dated: 19-04-2016
Read :

From the V.C. & M.D., APIIC Ltd., Hyderabad, Letter No.LO-1/1/ 2015/APIIC/Lands, dated 30.03.2016.

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O R D E R :

The Vice Chairman & Managing Director, APIIC, in his letter read above has stated that APIIC Ltd., plays key role in rapid industrial development and secures the land either by acquiring private lands or alienation of Govt. lands or assigned lands. Government has taken up the policy decision of achieving of rapid development of industrial growth in the State. Accordingly, an extent of Ac.7.80 lakhs of Government, Assigned and Patta Land has been identified for industrial purpose. Funds required for paying the value of the Government land, where the Government eventually issues alienation orders fixing the Market value for the huge extents is of exceptionally high magnitude. Further, APIIC is also allotting land at nominal rates or free of cost in all such cases, where the Government issues orders to this effect. It was felt that if the Government land is alienated free of cost to APIIC, it can be in turn be allotted at reasonable and affordable cost to the prospective entrepreneurs. The entrepreneurs have to be motivated to establish industries by way of creating atmosphere to the effect that the State in the best alternate one to establish the industries. Accordingly, in the Review Meeting held by the Chief Secretary to Government on 23.05.2015, it was agreed in principle for alienation of Government Land on free of cost or at nominal prices provided the lands are allotted on long lease basis to entrepreneurs and the title vests with the Government.

2. The Vice Chairman & Managing Director, APIIC has further stated that the Assigned land is resumed for public purpose. While resuming the assigned land, Revenue Authorities paying ex-gratia to the assignees from the funds deposited by APIIC and similarly, ex-gratia also paying to the eligible encroachers of Government land as per G.O.Ms.No.571, Revenue (Assn.I) Dept., dt.14.09.2012 from the funds deposited by the APIIC and the alienation proposals are submitted in the matter. The APLMA considering the proposals and recommending for alienation of the assigned land resumed (which has become Government land after it is resumed from the Assignees) as well as Government Land. The rate to be collected from APIIC is specified in the recommendations of APLMA, which is considering the Market Value duly fixed by the Competent Authority and as recommended by the District Collector. The Government considers the recommendations of APLMA and issues Orders alienating the land in favour of APIIC. But the Government have issued orders in different cases on different lines as regards to the Land Value payable by APIIC. In some cases, it has been ordered for payment of Land Value as fixed in terms of G.O.Ms.No.571, Revenue (Assn.I) Dept., dated 14.09.2012 specifying that it is subject to payment of Ex-gratia payable to assignees and encroachers as entitled and value of trees existing. In some other cases, orders have been issued by fixing Land Value only taking 10% of the value fixed in terms of G.O. 571, in case the ex-gratia has been paid from the fund deposited by APIIC.

3. The Vice-Chairman & Managing Director, APIIC has further stated that payment of full Land Value as recommended by APLMA is being accepted by the Government, though considerable amounts, mostly equal to land value, have already been paid as ex-gratia to the Assignees in case of assigned land and to

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eligible Encroachers in case of Government land. Thus land value payable by APIIC is almost double the Value. When APIIC allots the land in turn to Entrepreneurs, additional value is charged as per the terms of allotment Policy of APIIC that is approved by the Government. As such the investment by the Entrepreneurs is increased and a feeling is generated among them that they are cursed by way of forcing to pay higher value for the land allotted by APIIC than the amount they are required to spend when it is directly purchased from the land Owners. As a whole, it is drastically affecting the intention of the Government to achieve rapid industrial growth in the State.

4. The Vice Chairman & Managing Director, APIIC, has therefore requested the Government to issue orders for (i) alienation of Government land to APIIC free of cost or at least for fixing the Land Value as per the Basic Value of the patta lands surrounding the Govt. land; and (ii) adjustment of the Ex-gratia paid/ to be paid to the Assignees in case of Assigned land and to eligible Encroachers in case of Government land towards the land cost fixed while issuing orders alienating the land in favour of APIIC.

5. Government after careful examination of the proposal, hereby decide to allot the land to APIIC on Basic Value and to adjust the amount paid as Ex-gratia/ compensation by the APIIC from their funds to the assignees towards land cost.

6. Accordingly, Government hereby orders that:

(i) The lands shall be allotted to APIIC on Basic Value; and

(ii) the amount paid as Ex-gratia to the assignees in case of assigned lands and compensation to the encroachers in case of Government land by the APIIC from their funds shall be adjusted towards land cost.

7. The Special Chief Secretary & Chief Commissioner of Land Administration, A.P., Industries & Commerce Department, the Vice-Chairman & Managing Director, APIIC and all the District Collectors shall take further necessary action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.C.SHARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Spl.C.S. & Chief Commissioner of Land Administration, A.P., Hyderabad.
Industries & Commerce Dept.
The VC & MD, APIIC, A.P., Basheerbagh, Hyderabad.
All the District Collectors.
Copy to:
The Principal Secretary to Hon'ble'ble C.M.
O.S.D. to Hon'ble Dy.CM(Rev).
P.S. to Chief Secretary.
PS to Principal Secretary to Govt., Finance Dept.
PS to Principal Secretary to Govt. (Land & DM)
PS to Secrertary to Govt., Ind. & Commr.Dept.
All the Assignment Sections in Revenue Dept.
SF/SC.

// Forwarded :: By Order //

SECTION OFFICER.